

066.A

0005

0010.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
568,100 / 568,100
568,100 / 568,100
568,100 / 568,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		VICTORIA RD, ARLINGTON

OWNERSHIP

Owner 1:	POLONETSKY CORY Y & ANDREA L	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	69 MONTROSE AVE		
Street 2:			
Twn/City:	PORTLAND		
St/Prov:	ME	Cntry:	Own Occ: N
Postal:	04103	Type:	

PREVIOUS OWNER

Owner 1:	POLONETSKY CORY Y -
Owner 2:	-
Street 1:	10 VICTORIA ROAD UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Wood Shingle Exterior and 1941 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7863												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	564,900	3,200		568,100		281287
							GIS Ref
							GIS Ref
							Insp Date
							07/24/18

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
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568,100 / 568,100
568,100 / 568,100
568,100 / 568,100

!15444!

PRINT

Date	Time
12/11/20	05:09:51

LAST REV

Date	Time
11/04/19	14:38:08

15444	15444
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLONETSKY CORY	61820-116		5/17/2013	Convenience		1	No	No	
SILVA LOUIS A/L	47908-52		7/31/2006		370,000	No	No	No	
SILVA LOUIS A/L	47183-173		3/29/2006			1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/4/2019									11/4/2019	Mail Update	JO	Jenny O
7/24/2018									7/24/2018	Measured	DGM	D Mann
4/26/2007									4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1928	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G8	Fact: .			Floor: M - Multi-Level				Totals	RMs: 7	BRs: 2	Baths: 1	HB						
Const Mod:				% Own:	50.000000000													
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	7	2						
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:		%		Total:	31	%		Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	295.00			Heating:										
Bsmnt Gar:				Size Adj.: 1.19095826				General:										
Electric: 3 - Typical				Const Adj.: 0.99980003														
Insulation: 2 - Typical				Adj \$ / SQ:	351.262													
Int vs Ext: S				Other Features: 62500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.10000002														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 818730														
% Com Wall		% Sprinkled:		Depreciation: 253806				Juris. Factor: 1.00	Before Depr: 386.39									
				Final Total: 564924				Special Features: 0	Val/Su Net: 291.04									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 066.A-0005-0010.2										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	19X21	A	AV	1928		28.23	T	40	102			3,200		3,200	
More: N	Total Yard Items:	3,200		Total Special Features:					Total:	3,200		AssessPro Patriot Properties, Inc						